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Oct. 6, 1978

Town View
Estates,
Lewis & Clark

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601



October 6, 1978

A. C. Knight, M.D., F.C.C.P.
Director

Lewis and Clark City-County Health Dept., 201 South Last Chance Gulch, Helena, MT 59601
Lewis and Clark City-County Planning Board, 38 S. Last Chance Gulch, Helena, MT 59601
Montana State Library, Helena, MT 59601
Environmental Quality Council, Helena, MT 59601
Department of Community Affairs, Helena, MT 59601
Department of Fish and Game, Helena, MT 59601
Department of Highways, Helena, MT 59601
Department of Natural Resources and Conservation, Helena, MT 59601
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, Mt. 59701
Fire Marshall Bureau, Department of Justice, Helena, MT 59601
Soil Conservation Service, 511 Sanders, Helena, MT 59601
Office of Interstate Landsales Registration, Attn: Carlton Goodwin, Title Bldg.,
Room 324, 909 - 17th St., Denver, CO 80202
Lewis and Clark County Commissioners, Courthouse, Helena, MT 59601
Lewis and Clark County Sheriff, 15 N. Ewing, Helena, MT 59601
Governor's Office, Helena, MT 59601
Information Unit, Dept. of Health & Environmental Sciences, Helena, MT 59601
Environmental Information Center, Box 12, Helena, MT 59601
Ken Korte, Montana Historical Society, Helena, MT 59601
Douglas Peterson, 1002 North Benton Avenue, Helena, MT 59601
Tangen Engineering, 4320 North Montana, Helena, MT 59601

Re: Town View Estates Subdivision
Lewis and Clark County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Town View Estates Subdivision in Lewis and Clark County and is submitted for your consideration. Questions and comments will be accepted until October 22, 1978. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

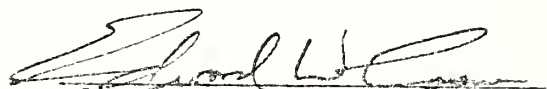
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Enclosures

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930 E Lyndale Ave.
Helena, Montana 59601


Edward W. Casne, Chief
Subdivision Bureau
Environmental Sciences Division

PRELIMINARY ENVIRONMENTAL REVIEW

Department of Health and Environmental Sciences

Division/Bureau Environmental Sciences - Subdivision Bureau

Project or Application Town View Estates Subdivision - Lewis and Clark County

Description of Project This is a proposed 45 acre 73 lot residential subdivision located 8 miles north of Helena in the NW¼ of Section 7, T11N, R3W. A public water system is proposed to serve the development and sewage disposal would be by septic tank and drainfields.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial and aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			
3. Geology and soil quality, stability and moisture			X			
Vegetation cover, quantity and quality			X			
5. Aesthetics			X			
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air and energy			X			
9. Historical and archaeological sites				X		1

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POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base and tax revenue			X			
4. Agricultural or industrial production			X			
5. Human health				X		
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing		X				2
10. Demands for government services		X				
11. Industrial and commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans and goals					X	3
14. Transportation networks and traffic flows			X			

Other groups or agencies contacted or which may have overlapping jurisdiction.

Lewis and Clark Planning Office

Individuals or groups contributing to this PER.

Tangen Engineering

Recommendation concerning preparation of EIS.

Recommend not to prepare EIS


PER Prepared by:

Alfred P. Keppner

DATE:

October 6, 1978

1. Historical and Archaeological Sites - No known historical or archaeological site exists on this property, but an extensive archaeological survey has not been made to date.
2. Government Services - Public concern has been expressed concerning the effect the proposed development would have on the local grade school. As a result the number of lots proposed was reduced from 120 to 73 and it was agreed that the remainder of the property would not be developed for a period of years.
3. Local Goals etc. - Although a comprehensive plan has been drawn up for the West Helena Valley it has not been adopted by the commissioners to date.



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